



**A 'vision' for Powys Unitary Development Plan
Residential Allocation B4 HA2 - Bronllys**

November 2007



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For further information, please contact Powys County Council's planning services (Brecon Office) on 01874 612351.

This document is available on request in alternative formats (eg. Large print type/ Braille/ on tape).

Section 1 Introduction and reasons for the document

1.1 The Deposit Draft Unitary Development Plan (UDP), October 2004, proposal for residential allocation B4 HA2 in Bronllys received no objections during its statutory 'deposit' period of consultation. Consequently the allocation will appear in the final version of the UDP. (Please see Map A on page 2).

1.2 The County Council, having considered the Independent Planning Inspector's recommendations into objections made on the UDP, has resolved to bring forward the UDP for development control use, allowing for the consideration of a planning application to be made on residential allocation B4 HA2.

1.3 Allocation B4 HA2 is expected to contribute approximately 30 dwellings to the UDP's overall housing requirement. Were the whole of the land allocation to come forward over the UDP plan period (expected to run until 2013 when it will be replaced by the Local Development Plan), a well planned development with a relatively low density of 25 dwellings per hectare could contribute around 100 dwellings. This would be too much development for Bronllys to accommodate during this timeframe and would not accord with policies in the UDP, namely SP2 – Strategic Settlement Hierarchy & HP4 – Settlement Development Boundaries and Capacities.

1.4 This document is considered necessary to inform the development of the residential allocation. Without setting the parameters for the development of this allocation through this 'vision' document there would be uncertainty over which parts of the allocation would come forward for development during the UDP Plan period, an undesirable situation both for local residents of Bronllys and prospective applicants.

1.5 Draft versions of this 'visioning document' have been branded as draft development briefs. However the document does not contain sufficient detail, as set out in paragraph 5.21.1 of the Deposit Draft UDP, to be considered as a development brief. This is understandable in this instance; before the principle of which parts of the allocation should come forward to meet the housing requirement are set, it would be premature to prepare work at the level of detail required to inform a development brief.

1.6 This 'vision document' sets the framework on which more detailed work can begin, securing a comprehensive and well planned development. The document carries weight as a 'material planning consideration' to the consideration of future development proposals on this allocation during the lifespan of the UDP. The County Council will only support the development of those parts of B4 HA2 identified in this document as areas for development over the lifespan of the UDP.

Map A



Powys
Hydref / October
2004

Cynllun Datblygu Unedol Powys Unitary Development Plan MAP MEWNOSOD / INSET MAP B4 Bronllys

Allynwydwyd o Fapiau'r Ordnance Survey gyda chaniadau Rheolwr Llyfrau E. Mawrhydi & Hawffran y Gors. Y mae allynwydwyd heb awdurdod yn ffordd hysbysu y Gorn a gall arweith at eiddoedd neu wchodau era. © Powys 100020371 2004.

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Section 2 The preparation of the vision

2.1 Burton and Co approached the County Council, on behalf of Mr. & Mrs. Hopkins of Bronllys Court Farm, to open discussion as to the future development of the residential land allocation, part of which they own. Through discussions with the County Council, Burton and Co drafted proposals for the development brief.

2.2 In early 2007, Burton and Co submitted a draft development brief to the County Council so that public opinion could be gauged on it. By agreement with Bronllys Community Council, an open exhibition was held in Bronllys on the 20th March 2007. The event enabled people to discuss proposals put forward in the development brief and to voice their opinions. Also advertised was the availability of planning officers to discuss the proposals. A report of the consultation event and discussions was drafted and sent to those who wished to be kept informed. This report is available on request.

2.3 The general outcome of the consultation was positive to the proposals put forward by Burton and Co. The two main outcomes from the consultation event were that any development be of high quality and that the public should be involved again at the more detailed planning stage, prior to the submission of a planning application. Understandably, some of the consultation responses were negative and highlighted a lack of detail as of concern. However as detailed above, without setting the parameters for the development through this 'vision' document, much wasted time and effort could have ensued due to the uncertainty over which land would come forward to meet the residential land needs.

2.4 The consultation report also identifies several subsidiary concerns: that the affordable housing element of a development shall be located throughout the scheme rather than concentrated in one area; that a further small area be allocated for residential development (a suggestion presented by that landowner); and that the development may give rise to highways problems which should be resolved at the detailed design stage. Detailed points were raised at the consultation in relation to specific features e.g. hedgerows and potential planning obligations, these were noted and developers should consider these when developing any detailed proposals for the site.

2.5 Following the consultation event Burton and Co redrafted the development brief and submitted it to the County Council for consideration. This work was considered by the Brecknockshire Planning Sub Committee on 12th September 2007 with the recommendation that a small area of additional land, to that proposed by Burton and Co, be included for development.

2.6 Prior to consideration by Council's Board (its decision making committee) the document was reworked into its current format in consultation with Burton and Co.

2.7 The County Council's Board approved the document on 30th October 2007 as Interim Development Control Guidance pending adoption of the Powys UDP upon which it will become Supplementary Planning Guidance.

(Committee Reports and minutes are available on request or at <http://www.powys.gov.uk/index.php?id=47&L=0>).

Section 3

The vision for the development of residential allocation B4 HA2 Map B



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Cynllun Datblygu Unedol Powys Unitary Development Plan
MAP MEWNOSOD B4 INSET MAP
Bronllys B4 HA2
Tachwedd 2007 November

General description

3.1 Residential land allocation B4 HA2 is situated between two distinct areas of Bronllys, the historic core along the main road and the modern housing developments that spread northwards along Pont-y-Wal Lane to Parc-y-Berllan. The opportunity thus exists to knit together these two parts of the village.

3.2 The vision for the development of the allocation seeks to achieve this, providing sufficient sites to meet UDP and Affordable Housing targets whilst at the same time aiming to preserve and enhance the character of Bronllys and safeguard areas of higher ecological and archaeological interest.

3.3 The following sections provide more detail on the vision for the development of the allocation. The areas relate to those shown on Map B, page 5).

Area A – Bronllys Court Site - 0.82 Ha.

3.4 The Housing Land Allocation includes the Bronllys Court farm site. This area amounts to just under a hectare and is a prominent feature in the northern part of the village. It includes a substantial farmhouse set in mature gardens and a large range of traditional and modern agricultural buildings either side of Parc-y-Brain Lane. The farmhouse and traditional buildings are located around yards and together with boundary walls and garden planting, they are one of the most pleasing aspects of the village and are readily viewed from the main road. Most of the modern farm buildings, however, are dilapidated and in need of replacement and present an untidy appearance, to the detriment of the character of the village. Though these buildings are accurately described as of modern construction they have now come to the end of their useful life. They are built in structural timber with steel cladding and these materials have deteriorated quite badly. In addition, their utility is compromised by their limited dimensions and they are no longer suited to modern farming. The owner has therefore decided to replace all of these farm buildings. A new site has been chosen for the establishment of a new farm complex. It is located about 1 km to the north, in the centre of the farm, where its future operation will not be jeopardised by environmental concerns originating from close proximity to residential properties. This decision will benefit both the operation of the farm and the living conditions of both existing and future local residents.

3.5 On 27th May 2002 Outline Planning Permission was granted for Agricultural Buildings and for a Farmhouse (B/01/0042 and B/01/0041 respectively) and on 10th October 2005 Reserved Matters Applications were approved for a

grain store and a farmhouse (B/05/0143 and B/05/0142 respectively). It is anticipated that work will commence on site in Spring 2007.

3.6 Farming operations will therefore cease at Bronllys Court and the present farm buildings, comprising mainly sheep housing and implement stores, will become redundant. The traditional stone farm buildings are well built, of high conservation merit and are suitable for conversion to non-farming uses. The modern building structures and yards will be demolished/removed.

3.7 A scheme on this land may provide up to six dwellings by conversion plus two new build affordable units. Fully detailed architectural drawings will need to be prepared adhering to best practice principles for the conservation of historic buildings and the design for the conversions will be achieved whilst preserving and enhancing the character and appearance of the buildings. The likely approach would be to allow the form of the buildings to dictate the size and layout of the proposed houses, and to achieve the conversion with minimal structural alterations or new openings with the emphasis being upon repair of existing structural elements rather than their replacement. The farm yards could be retained as simple open spaces and stone boundary walls retained, repaired and augmented where necessary.

Area B –Land adjoining Court Farm, to the northeast of Minfield Lane - 0.71 Ha.

3.8 The land adjoining Court Farm site, to the northeast of Minfield Lane is proposed for new residential development. It is considered that this proposal is justified partly by the need to retain the richer natural landscape of the old pastures and also because the adjoining area is developed land at present. The area is improved pasture likely to have a lower ecological value. This concept of developing this land envisages a distinct edge to the village along the northeast boundary and an area of old meadows within the centre of the village. It is considered that this feature will go a long way to retaining the rural atmosphere, in particular by providing the contrast between manicured gardens and domestic plots and a traditional land use. The alternative, of developing the old pastures, as allocated in the previous Brecknockshire Local Plan, would be likely to have a greater impact upon ecology and possibly also on archaeology and would consolidate development in a suburban manner which is unnecessary in terms of the size of the allocation and the scale of residential development needed to meet the housing requirement on the allocated land.

3.9 An Outline Planning Application for Residential Development on this site, west of Parc-y-Brain Lane could provide up to 22 new build dwellings, eight of which could be affordable dwellings. Any detailed application would need to be informed by the detailed design process advocated in the Unitary Development Plan. The detailed design will need to be informed through community involvement and consider issues of energy efficiency including orientation, solar gain,

energy conservation and alternative energy sources. It will also need to include a statement concerning the inclusion of disabled people and access through the site and within buildings. Initial ideas put forward in the development brief submitted by Burton and Co suggest the principal features of building form and external materials should be derived from local vernacular traditions.

Area C - Land to south west of Bronllys Court - 0.35 Ha.

3.13 The land opposite Court Farm is proposed for residential development. The inclusion of this land provides increased scope for satisfactory highways standards to be met for the development of Areas A and B, also providing scope for the retention of the historic stone barn which juts out into Minfield Lane. Its incorporation further ensures that some development value is retained for the landowner, who would otherwise lose the development value of allocated land were the vision for the development of the allocation to exclude it. Any detailed application for the development of Area C would, similarly to paragraph 3.9 above, need to adhere to the design process set out in the Unitary Development Plan with particular care taken to retain any trees part of the site.

Area D - Located southwest. Comprises three traditional meadows with orchard trees - 2.18 Ha.

3.14 The large area of the housing allocation reflects the fact that land allocated for residential development in the Brecknockshire Local Plan has not been developed. The requirement of approximately 30 dwelling on the entire allocation means that much of the allocated land B4 HA2 will not come forward for development over the UDP lifespan.

3.15 It is proposed that the majority of the three unimproved pastures located to the southwest of Minfield Lane are retained in their present form on account of their ecological, archaeological and landscape value. We are not aware of any proven local need for extensive outdoor facilities and therefore it is presumed that this area of land would remain in agricultural use. These three parcels of land are largely surrounded by, and divided by, traditional hedgerows. These also should be retained where possible. Thus the archaeological record remains largely undisturbed, the ecological value is preserved as is the local landscape. The village would retain a distinct traditional pastoral scene at its heart, where views towards pastures and orchards may be enjoyed by all, and by especially the occupants of the many residential properties that surround this area.

Section 4 General development principles

4.1 General development principles are set by the unitary development plan’s aims and policies. Those are included in Table 1 (below) are considered to be relevant to the consideration of planning applications on the site. Paragraphs 4.3 – 4.8 provide some additional information on the topics of ecology, archaeology, highways access and services.

Table 1

General development principle	Relevant UDP Policy
Design and community involvement UDP strategic aim r - to strengthen design standards and promote good design through the County.	SP1 Social, community & cultural sustainability GP1 Development control GP3 Design and energy conservation
Energy efficiency through design UDP strategic aims p & q – to promote energy conservation and efficiency, to encourage appropriate energy generation from renewable sources.	SP 12 Energy conservation and generation GP3 Design and energy conservation HP14 Sustainable housing E7 Solar techniques
Nature conservation UDP strategic aim n – to conserve and enhance the environment, historical and archaeological assets and the countryside as a whole.	SP3 Natural, historic and built heritage GP1 Development control GP2 Planning conditions and obligations ENV3 Safeguarding biodiversity and natural habitats ENV7 Protected species
Landscape and heritage UDP strategic aim n – to conserve and enhance the environment, historical and archaeological assets and the countryside as a whole.	SP3 Natural, historic and built heritage GP1 Development control GP2 Planning conditions and obligations ENV2 Safeguarding the landscape ENV16 Landscapes, parks and gardens of special historic interest ENV18 Development proposals affecting archaeological

	sites
Affordable and appropriate housing UDP strategic aim j – to address housing needs across the County including affordable housing for local need.	GP2 Planning conditions and obligations HP4 Settlement development boundaries and capacities HP5 Residential developments HP7 Affordable housing within settlements HP10 Affordable criteria HP14 Sustainable housing HP15 Lifetime and mobility homes DC1 Access by disabled persons
Transport and Highways UDP strategic aim m – to support and, where possible, develop public transport, rights of way and cycle facilities.	GP1 Development control GP2 Planning conditions and obligations GP4 Highway and parking requirements T3 Transport assessments and travel plans T4 Transport user hierarchy T6 Walking and cycling T8 Bus provision
Community facilities and benefits UDP strategic aim k – to strengthen communities and promote social inclusion for all.	GP2 Planning conditions and obligations RL2 Provision of outdoor playing and recreation space CS3 Additional demand for community facilities
Ensuring amenity UDP strategic aim b – to sustain modest growth and development, appropriate to individual locations.	SP13 Utilities / service infrastructure GP1 Development control DC3 External lighting DC7 Developer contributions to utility infrastructure DC8 Public water supply DC9 Protection of water resources DC10/11 - Sewage treatment DC13 Surface water drainage

Ecological Overview

4.3 Residential Land Allocation B4 HA2, comprises the Bronllys Farm Complex and three parcels of agricultural land. Within the farm site, Bronllys Court and gardens will remain unaltered. The traditional farm buildings may provide habitat for protected species and an ecological survey will be commissioned and submitted to the Powys County Council as part of a Planning Application for the conversion of these buildings in due course.

4.4 The three parcels of land are each oblong in shape and run in a southeast - northwest direction parallel to Minfield Lane. The northern parcel (Area B) is improved permanent pasture intensively grazed by sheep. This is in sharp contrast to the two parcels south of the lane (Area A) which are each unimproved meadows, the southernmost, containing 22 orchard trees, mainly apple but also pear. Each of these fields is bounded by mature traditional hedgerows, some parts overgrown, and comprising a wide range of native tree species: hawthorn, oak, field maple, elder, hazel and holly.

4.5 These natural features are important for both biodiversity and as contributing to village character and landscape. The location of the housing set out by this vision takes into account the importance of the natural environment and seeks to preserve the outstanding elements which here include hedgerows, orchard trees and unimproved pasture.

Archaeological Overview

4.6 The Clwyd-Powys Archaeological Trust (CPAT) has been contacted in order to provide an archaeological input to this statement. The CPAT response may be summarised as follows: 'The southeast part of the Housing Land Allocation area, including the Bronllys Court farmstead site, lies within the Historic Settlement Core where there is unquantified potential for medieval and later archaeology'. The CPAT statement notes also that, 'The curving linear fields are typical of medieval ridge and furrow field systems and characteristic earthworks have been recorded in the field west of Bronllys Court.' The Sites and Monuments Record includes Bronllys Court and three further references to ridge and furrow remains and an early reference to the orchard. The line of a Roman Road is believed to pass through the western part of the Housing Land Allocation area. Policies in the Unitary Development Plan will ensure that any archaeological importance is properly investigated through the detailed planning process.

Highways Overview

4.7 The Highways Authority was consulted on a draft copy of the 'brief'. Currently, Minfield Lane would not allow the provision of 4.5m x 90.0m visibility splays or a carriageway width of 5.5m plus 2.0m footway without the demolition of stone boundary walls and traditional farm buildings at Bronllys Court. However the proposed inclusion of Area C will assist in providing greater scope for the necessary highways standards to be achieved, whilst safeguarding the historic built environment.

Services Overview

4.8 The UDP refers to the limited capacity of the Talgarth Sewage Treatment Works. Dwr Cymru Welsh Water has been consulted upon the development potential of Bronllys commenting that were the development to be proposed before the capacity of the sewerage infrastructure to accommodate the development is assured, developers may be expected to meet or contribute towards the cost of the necessary improvements in liaison with Dwr Cymru Welsh Water. This is in accordance with policies in the Unitary Development Plan. The mains sewer follows the main road network through the village and thus past Bronllys Court. The mains water supply follows a similar route.